

Greenwood Gardens

Lower Herne Village

**A STUNNING COLLECTION OF
1, 2, 3 AND 4 BEDROOM HOMES**

**Homes designed
for modern lifestyles**



Welcome to **Greenwood Gardens**

Looking for the perfect home in the perfect location?

Greenwood Gardens is a stunning new development ideally situated in Lower Herne close to the beautiful Kent coastline and surrounded by scenic countryside.

Our collection of stylish and contemporary new homes ranges from one-bedroom apartments to four-bedroom houses. Each property has been carefully designed to provide bright, generous living space for a home that balances both comfort and practicality for however you wish to live your life.

When you buy new here, you can look forward to all the benefits of an energy and cost-efficient home along with an exquisite finish you'll love. The statement kitchens with integrated appliances, high-quality fixtures and fittings, and abundant storage throughout are all evidence of our trademark close attention to detail.

Fantastic local amenities together with open green spaces on the door step are another reason to choose this thriving new Community. Whether you're buying for the first time or the first time in a while, Greenwood Gardens is the perfect place to call home.



A great place to live

You couldn't ask for a better location than Greenwood Gardens at Lower Herne. Nestled between beautiful natural woodland and the historic Kent seaside town of Herne Bay, its thriving new Community offers the very best of coastal and country living.

This locally-inspired development is a thoughtful extension to the existing Community, with plenty of open spaces and amenities providing all the essentials for daily life. Lower Herne's historic woodland setting is ideal for natural outings on foot or by bike, while the scenic North Kent Coast invites you to explore everything from nature reserves and harbour towns to blue flag beaches.

For quintessential seaside fun, Herne Bay is only a short distance away. Along with its bright, colourful pier and seafront attractions, the town has an abundance of independent boutiques, restaurants and coffee shops, as well as a stunning Edwardian concert hall hosting live bands and comedy shows. A little further along the coast at Whitstable, you can browse artisan gems at its Harbour Market before tucking into local oysters!

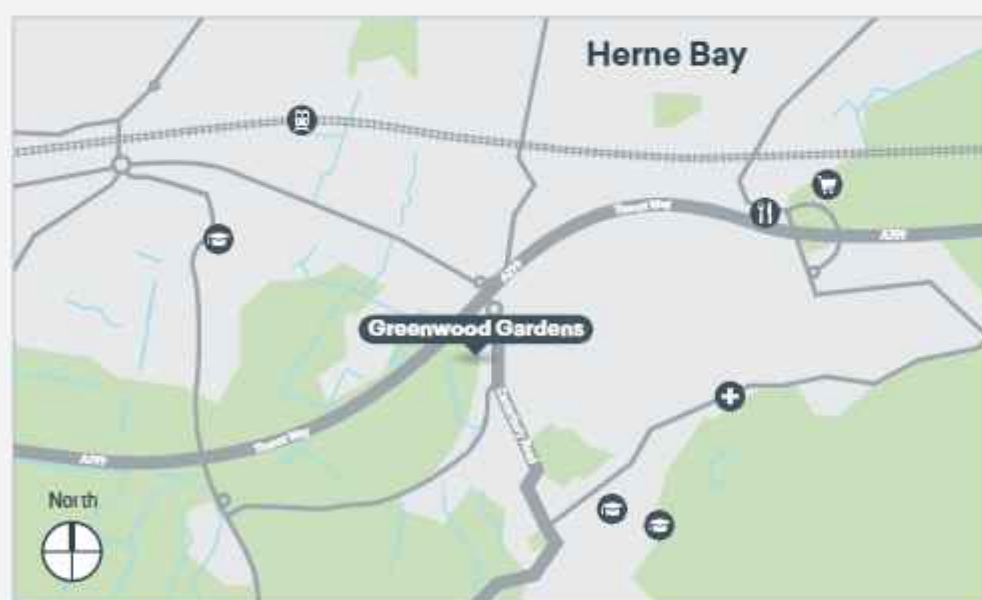
Families can choose from several primary schools all located less than a mile from Greenwood Gardens, including Herne CofE Junior School, rated Ofsted Outstanding. There are also three 'Good' secondary schools within a four-mile radius. For sports, Herne Bay has both hockey and football clubs while nearby Herons Leisure Centre specialises in fitness for all ages.

From Stodmarsh National Nature Reserve with its spectacular wildlife to simulator fun at Spitfire & Hurricane Memorial Museum in Marston, the local area offers no shortage of great days out. Canterbury is also within easy reach, a city steeped in history that has been hosting visitors for more than 1,000 years. Enjoy independent and high-street retailers, visit award-winning restaurants or explore its world-famous Cathedral, still one of Europe's most important pilgrimage sites.



A place to call home

Excellent transport links make Greenwood Gardens ideal for getting around. The A28 connects easily to Ramsgate, Canterbury and Ashford while for journeys to London or Dover, the M2 is a little over 10 miles away. From Herne Bay railway station, you can travel direct to London Victoria in an hour and 30 minutes.



Travel times by car*
(Estimate only)

Herne Bay Pier – 7 mins
Canterbury – 18 mins
Whitstable – 15 mins
Margate – 26 mins
London – 1 hr 37 mins



Airport



School



Restaurant



Train Station



Supermarket



Doctors



Dentist



Whitstable Harbour



Herne Bay



A collection of high-quality 1, 2, 3 and 4-bedroom homes, all generously sized with bright, contemporary living spaces designed to suit a range of lifestyles.



A thriving new Community that benefits from an abundance of open spaces and amenities, with nearby woodland and the beautiful North Kent Coastline to promote wellbeing.



Close to the historic seaside resort of Herne Bay, with a host of family-friendly attractions and a good choice of shops, cafes, restaurants and live entertainment.



Enjoy the best of coastal living, from eclectic shops and wonderful seafood in nearby Whitstable to glorious blue flag beaches at Tankerton and Margate.



Great for families, with a broad selection of Good and Outstanding schools located within a four-mile radius of the development and sports clubs available in Herne Bay.



Great for commuting, with the M2 just over 10 miles away and a 1 hour 30 minute direct rail link into London Victoria from Herne Bay.



The nearest city – Canterbury – is less than 20 minutes away by car, with award-winning restaurants, excellent shops and world-famous historic attractions to enjoy.



Look forward to fabulous days out, from flying a spitfire simulator at Manston to getting a close-up view of wildlife hotspots at Stodmarsh National Nature Reserve.

*information taken from google maps

Why buy new?

Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.

placesforpeople.co.uk/greenwoodgardens



Research by the Home Builders Federation (HBF)* shows that new homes are much more environmentally friendly than older equivalent properties, emitting just 1.4 tonnes of carbon a year, compared to the 3.6 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes save on average £2,510.73

on household bills each year, with buyers of houses saving even more at £3,117.85 (around £260 per month).

When you buy your new home at Greenwood Gardens, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

*Home Builders Federation: What a Save report Feb 2023





Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having a to compromise on comfort or quality.

Designed and built to sustainable environmental standards, our energy efficient homes feature efficient heating systems and energy-saving technology along with an exquisite finish you'll love. You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted. And with everything you need conveniently located nearby – from shops and schools to leisure facilities and green spaces – Greenwood Gardens is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



Car charging points
One for every house, encouraging greener travel.



Forward-thinking fabric design
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



Energy-efficient lighting
LED light fittings and bulbs lower energy use as well as your bills.



Water-saving devices
Our kitchen and bathroom fittings save both water and money.

At Greenwood Gardens, you can enjoy a more comfortable home that costs less to run, with everything you need close by.



Good ventilation
Our homes come with good ventilation for a comfortable environment.



Double glazed windows
Benefit from a reduction in heat loss, noise and energy payments.



Eco-appliances
Most of our fitted appliances are A rated so cheaper to run.



Seasonally efficient
Our homes reduce the risk of overheating in the warmer months.



**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

Aerial image of Brooklands — Milton Keynes

When you buy a home from Places for People, you know you're in safe hands...

What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community, a place where you can belong, build connections and put down roots to last a lifetime.

Property
Awards 2019
WINNER

SCOTTISH HOME
AWARDS 2019
WINNER

HOMES FOR
SCOTLAND
AWARDS 2019
WINNER

What
House?
AWARDS 2020
**SILVER
WINNER**

Evening
Standard
THE PEOPLE'S
AWARDS 2020
**GOLD
WINNER**

What
House?
AWARDS 2020
**GOLD
WINNER**

LABC
Building Excellence
AWARDS 2020
Regional Winner

Building
AWARDS
2020
WINNER

What
House?
AWARDS 2021
**SILVER
WINNER**

SCOTTISH HOME
AWARDS 2021
WINNER

What
House?
AWARDS 2021
**BRONZE
WINNER**

What
House?
AWARDS 2021
**SILVER
WINNER**



steps to secure your dream home

Here's what your Shared Ownership
home buying journey looks like...

Purchasing a Places for People home with Shared Ownership has never been easier. Whether you're buying for the first time or you've owned a property before, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced sales executives will be right by your side, supporting and guiding you every step of the way.

Get expert advice

The first step is to get in touch with our sales team. We'll talk you through the Shared Ownership process and what happens next, starting with an appointment to come and see us.

Determine your budget

You should apply for a Shared Ownership 'mortgage in principle', which confirms how much you can borrow — and afford. We can refer you to Independent Financial Advisors (IFA) who are Shared Ownership specialists.

Instruct a solicitor

Now you've reserved your new home, you'll need to instruct a solicitor experienced in Shared Ownership to handle the legal aspects of the purchase. We can recommend independent solicitors if needed.

Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and receive a completion date to move into your new Shared Ownership home.

Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration — a great opportunity to get to know your Shared Ownership home and understand how everything works ahead of moving day.

Start things moving

When you visit, you can explore our Community and quality products first hand. We will also check you meet the scheme's eligibility and affordability criteria, which may involve filling in some forms.

Reserve your home

Once your finances are in place, you can formally apply for one of our Shared Ownership properties and reserve your new home! Our team will continue to guide you through the process.

Apply for a mortgage

If you're purchasing your new home with a mortgage, now is when you should contact your mortgage lender or IFA to let them know they can proceed with your Shared Ownership mortgage application.

Get ready to move

Now is the time to organise contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

Complete and move in

Legal completion is that happy moment when you own a share of your new home! Your mortgage lender transfers the funds, you pay any owed costs and we arrange handover of your keys!

“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”

Christian, Places for People Customer



“At the show home viewing, we were blown away by the quality of the properties and experienced the relaxed, friendly atmosphere of the development first hand. We absolutely love our new Places for People home!”

Natalie and Richard, Dominion Customers

**We create homes where
Community matters. We improve
our Customers' lives every day
through the homes we build and
the Communities we manage.**



Because Community Matters
#WeAreCommunity
**Proud to be creating sustainable
Communities for the long term**



Although every care has been taken to ensure the accuracy of the information provided within this brochure, the contents do not form part of or constitute any representation, warranty or contractual agreement. These particulars have been prepared for the convenience of interested purchasers, and the information provided is intended as a preliminary guide only and should not be relied upon as statements or representations of fact. The computer generated images and photography used within this brochure are provided for illustrative purposes only and may not reflect the actual size, layout and internal or external finish of the completed units. We regret that we cannot accept responsibility for error or misdescription, and the specification shall not form any part of the contract. Please refer to the sales team for details of the plot of your choice.



placesforpeople.co.uk/greenwoodgardens

01227 387 085
greenwoodgardens@placesforpeople.co.uk
Furrows Drive, Lower Herne CT6 7FH
placesforpeople.co.uk/greenwoodgardens

Follow us on



#BecauseCommunityMatters